

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 1, 2016  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Stephen Haase called the meeting to order at 9:02 a.m. Vice-Chairperson Sue Peerson adjourned the meeting at 1:03 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Stephen Haase - present / out at 11:42 a.m.  
Vice-Chairperson Sue Peerson - present  
Commissioner James Whalen - present / out at 10:24 a.m. / in at 11:35 a.m.  
Commissioner Anthony Wagner - present  
Commissioner Theresa Quiroz - present  
Commissioner Douglas Austin - present  
Commissioner William Hofman - present

Staff

Keely Halsey, City Attorney - present  
Tait Galloway, Planning Department - present  
PJ Fitzgerald, Development Services Department - present  
Louis Schultz, Development Services Department - present  
Carmina Trajano, Recorder – present

ITEM – 1:       **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2:       **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3:       **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 9 - SOUTHVIEW EAST – PROJECT NO. 371807

ITEM – 4:       **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5:       **DIRECTOR'S REPORT:**

PJ Fitzgerald reminded the industry that the 2016 Edition of the California Building Standard Code will go into effect on January 1, 2017. Due to the closure of Development Services on December 26<sup>th</sup> thru 30<sup>th</sup>, the last business day which projects can be deemed complete for review under the current 2013 Building Code will be Friday, December 23<sup>rd</sup>. Any projects coming in after that date will be subject to the 2016 Edition of the California Building Code and for more information, please go to the Development Services website.

ITEM – 6:       **COMMISSION COMMENT:**

Commissioner Wagner commented that he lives next to the Mission Valley Costco and approximately six or seven months ago, the Planning Commission approved the Costco Mission Valley project for a new cold locker, a change of the tire center and basically the expansion of the square footage, a shrinkage of the parking requirement to allow four more handicapped spaces and a couple of other things. He mentioned that he saw that the construction was completed and one of the conditions in the motion that was very important to him was not implemented; the condition was to include permanent bollards to be placed linearly across the parking lot to protect the tire center employees. He stated that he went and spoke with the Costco manager and as well as the construction manager and the design team with regards to the bollards and they didn't know about it. He wants to ensure that the

City staff articulated his motion into perpetuity in that Conditional Use Permit that included the bollards. He also mentioned that there are other circumstances in the past three and half years, that part of the motion he made were not included in the final document and don't want to scrutinize each and every document with the motion that he made. He requested the City staff to look into it; he is concerned that the bollards were not completed, because he found that there is a public safety issue.

ITEM – 7: **APPROVAL OF MINUTES FROM OCTOBER 6, 2016, OCTOBER 13, 2016, OCTOBER 27, 2016 AND NOVEMBER 3, 2016**

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 6, 2016. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 13, 2016. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 27, 2016. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM NOVEMBER 3, 2016 WITH AMENDMENT ON PAGE 3 UNDER ITEM #7 FOR 7<sup>TH</sup> AND ISLAND PROJECT AND TO NOTE THAT MIKE MADIGAN SPOKE IN FAVOR AND NOT IN OPPOSITION. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 8: ***Appeal of Hearing Officer's decision on September 21, 2016***

**7<sup>TH</sup> ELEVEN, 3911 UNIVERSITY AVENUE – PROJECT NO. 442481**

City Council District: 9                      Plan Area: City Heights

Staff: Derrick Johnson

Speaker slips in favor of the project submitted by James Davis, Bill Adams, Jose Gandara, Joe Campagna, Allen Sife, Jim Varnadore, Patty Vaeeariello and Hamana.

Speaker slips in opposition to the project submitted Nancy Vera, Marti Emerald, Leslie Devaney, Milad Adeesh Mikha, Blanca Gallegos, Patrick Hooper, Robert Zakar, Veronica Becerra, Debbie Magana, Debbie Yalda, Veronica Dominguez, Ana

Gonzalez, Mark Kassab, Alan Yalda, Ken Grimes, Kowsar Abdullahi, Maria Cortez, Edwin Lohr, Gary Moore, Ahmed Malimomar, Jamila Mohamed, Diana Cordova, Patty Wallach, Anayeli Uriostegui, Amira Saad, Abdulrahim Mohamed, Ismaic N., David Lee Bower, Elizabeth Tate, Miriam Rodriguez, Jamilo Mohamed, Iliana Ramj, Mena Tenessa Janne, Norma L. Santos, Raquel Nolasco Hernandez, Thamer Korja, Angelica Plasanaa, Marcela Mercado, Zemad Hassan and Mohamed Abdullahi.

***Public testimony was closed.***

**COMMISSION ACTION:**

COMMISSIONER QUIROZ MADE THE MOTION TO CONTINUE THIS ITEM TO DECEMBER 15, 2016. Commissioner Whalen seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Hofman, Austin, Quiroz, Peerson and Whalen voting yea and with Commissioner Wagner voting nay and with Commissioner Haase absent.

ITEM – 9:

**SOUTHVIEW EAST – PROJECT NO. 371807**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Paul Godwin

Speaker slips in favor of the project submitted by Kim Baranek, Aaron Parker and Greg Mason.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL ADOPT THE ADDENDUM NO. 371807 TO THE OTAY MESA COMMUNITY PLAN FINAL ENVIRONMENTAL IMPACT REPORT NO. 30330/304302 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE REZONE NO. 1299346; APPROVE TENTATIVE MAP NO. 1299345; AND RECOMMEND THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 1299342; APPROVE SITE DEVELOPMENT PERMIT NO. 1821449, AMENDING SITE DEVELOPMENT PERMIT NO. 25170 WITH AMENDMENT TO ACCEPT THE MEMORANDUM DATED NOVEMBER 30, 2016 IN REFERENCE TO REVISIONS TO THE ENVIRONMENTAL RESOLUTION AND MMRP THAT WERE INCLUDED AS ATTACHMENT 9 OF THE STAFF REPORT PACKAGE FOR THIS PROJECT. Commissioner Austin seconded the motion. The motion passed by a vote OF 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Whalen and Wagner voting yea.